

ORDINANCE NO. 2015-24

Amend Zoning Ordinance

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petition R3798A-15 was referred to the Jefferson County Planning and Zoning Committee for public hearing on April 16; Petitions R3844A-15, R3846A-15, R3850A-15 and R3851A-15 were referred for public hearing on October 15; and Petitions R3854A-15, R3855A-15, R3856A-15 and R3857A-15 were referred for public hearing on November 19, 2015, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL AND RURAL RESIDENTIAL

Rezone to create one, 2-acre building site on **Mansfield Road** in the Town of Aztalan from part of PIN 002-0714-3021-000 (40 acres). This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon receipt by Zoning of a new preliminary certified survey map and suitable soil test for the lot, upon road access approval, and upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R3798A-15 – Cindy Krull-Begeman

Create a 1-acre building site from PIN 012-0816-1323-000 (29.601 acres) in the Town of Ixonia along **Genz Road**. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of suitable soil test and receipt and recording of a final certified survey map for the lot including extraterritorial plat review, if necessary. R3844A-15 – Rex & Teresa Nienow/Terrapin Properties LLC

Create a 1.5-acre lot around the home at **W6658 Sunset Lane** and a 1.5-acre vacant building site on **Grogan Road**, both from PIN 016-0514-3213-001 (9.259 acres) in the Town of Koshkonong. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is also conditioned upon road access approval, upon receipt of a suitable soil test and upon approval and recording of a final certified survey map for the lot including extraterritorial plat review, if necessary. R3846A-15 – Roger & Sandra Anderson

Create a 2.67-acre A-3 lot at **W2027 Church Drive** in the Town of Concord from part of PIN 006-0716-0833-000 (35.97 acres). Rezoning is conditioned upon road access approval for the remaining A-1 zoned land, and upon approval and recording of the final certified survey map for the lot. R3855A-15 – Theodore J Mueller

Rezone to create a 1.6-acre building site on **Lower Hebron Road** and **County Road D** in the Town of Hebron from part of PIN 010-0515-1511-000 (69.231 acres). This action is conditioned upon road access approval, receipt by Zoning of a suitable soil test and receipt and recording of the final certified survey map for the lot. R3856A-15 – Steven Holz

Create a 3-acre farm consolidation lot around the home at **N2033 County Road A**, and two, 1-acre building sites on **Danielson Road**, all from PIN 028-0513-0921-000 (39 acres) in the Town of Sumner. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of a suitable soil test, and upon approval and recording of a final certified survey map. R3857A-15 – Thomas Brown/Joyce Brown property

FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL AND RURAL RESIDENTIAL AND N, NATURAL RESOURCE

Rezone PIN 010-0615-3634-003 (2.031 acres) owned by the Schwallers and 2 acres of PIN 010-0615-3634-000 (33.089 acres) owned by the Karrels Trust to create one 4-acre A-3 lot. Rezone an additional 3.1 acres of PIN 010-0615-3634-000 to create a Natural Resource zone adjacent to the A-3 lot. The site is at **W2744 State Road 106** in the Town of Hebron. This utilizes the last available A-3 zone for the property; rezoning is, therefore, conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey map for the proposal. R3850A-15 & R3851A-15 – Jerome A Karrels Trust, Shirley Howard Karrels Trust & John & Lisa Schwaller

FROM A-3, AGRICULTURAL AND RURAL RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

Rezone **N7769 County Road O** in the Town of Waterloo on PIN 030-0813-3044-004 (2.045 acres) which will allow the petitioner to have a conditional use for storage of contractor's equipment and materials. R3854A-15–Steve Zak

The above rezoning petitions shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date.

Adopted by the Jefferson County Board of Supervisors this 8th day of December 2015.

s/Jim Schroeder

Jim Schroeder
Chair

ATTEST:

s/Barbara A. Frank

Barbara A. Frank, County Clerk

Published this 15th day of December 2015.

Ayes__VOICE VOTE__ Noes____ Abstain__1__ Absent____ Vacant____
(Kannard)

Requested by
Planning & Zoning Committee

12-08-15

Deb Magritz & J. Blair Ward: 12-01-15

REVIEWED: Administrator: bw; Corp. Counsel: jbw; Finance Director : bl